

15171 SW Bangy Road

Lake Oswego, Oregon



Owner/User, Investor, Re-Development Opportunity I-5 Exposure



DESCRIPTION

BUILDING SIZE

10,340 SF

PARCEL SIZE

35,719 SF

ZONING

C3: Un-incorporated Clackamas County. Property located in Urban Growth Management Area, and has an agreement with the city of Lake Oswego in which they are involved with development review.

CONSTRUCTION

Originally constructed in 1980, completely renovated in 2008

PARKING

39 spaces plus 2 handicap spaces

SALE PRICE

\$3,300,000 cash at closing

FOR SALE



Brett Bayne

503.972.7280

bayne@macadamforbes.com

1800 SW First Avenue, Suite 650 | Portland OR 97201 | WWW.MACADAMFORBES.COM | 503.227.2500

All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.

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CURRENT USE

Property re-developed into its current use as full service executive suites.

Existing features include:

- 40 executive suites ranging from 69-214 SF
- Conference room
- Lunch room and shower facility
- Rich earth-tones appointments
- T-I internet connection and other infrastructure



INCOME

- Currently twenty tenants, mostly on month-to-month tenancy.
- Monthly Rental Income: \$13,253 per month gross
- Rent roll and expenses provided upon request



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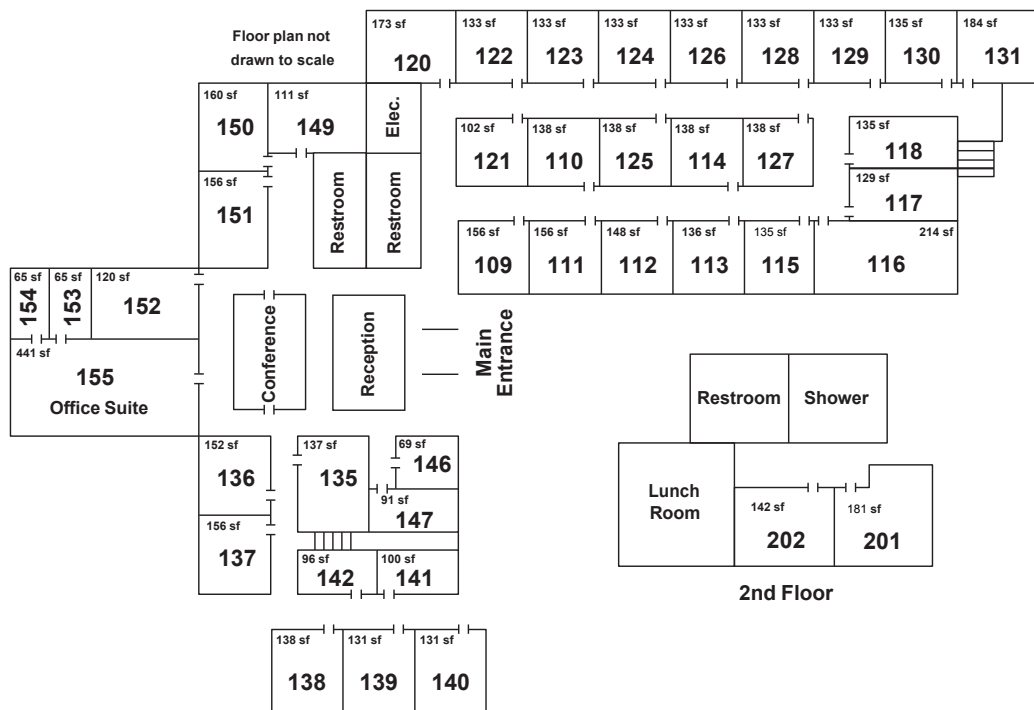
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FEATURES

- Approximately 265' of property frontage on I-5
- Immediate access to I-5 and Highway 217
- Great location with outstanding visibility
- Outstanding curb appeal



2nd Floor



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